

WARRANTY DEED

016619

37-97

STEVEN BARD and LINDA BARD of Waterville, County of Kennebec and State of Maine for consideration paid, grant to THOMAS J. BOLDUC and DONNA M. BOLDUC of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land, with the buildings thereon, situated at Rideout Street in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

TRANSFER  
TAX  
PAID

Commencing at an iron pin set in the ground, which pin is located one hundred thirty (130) feet, more or less, southerly of the southeasterly corner of lot number 374 as shown and depicted on a plan of lots at Nelson Heights Annex belonging to A. F. Hutchinson Land Company, Inc., said plan made by Ernest W. Branch Surveyor dated June 8, 1921 and recorded in Kennebec County Registry of Deeds to which plan reference is hereby made, and pin marks the southeasterly corner of land conveyed to Camille W. Paquet and Shirley Paquet by deed dated October 10, 1986 and recorded in Kennebec County Registry of Deeds, Book 3040, Page 192; thence southerly a distance of one hundred forty (140) feet, more or less to the northerly line of land now or formerly of one Poulin; thence turning at a right angle and running westerly along the northerly line of land now or formerly of one Poulin a distance of one hundred fifty (150) feet, more or less, to an iron pin; thence turning at a right angle and running northerly along the westerly line of said Rideout Street extended a distance of one hundred forty (140) feet, more or less, to an iron pin which marks the southwesterly corner of land conveyed to said Paquets; thence turning at a right angle and running easterly a distance of one hundred fifty (150) feet, more or less, along the southerly line of land conveyed to said Paquets to an iron pin at the point of beginning.

The above described premises are conveyed SUBJECT TO a right of way conveyed by Simon V. Grivois and Jeanne Grivois to Camille W. Paquet and Shirley Paquet dated August 28, 1987 and recorded in Kennebec County Registry of Deeds in Book 3223, Page 346.

Being the same premises conveyed to Steven Bard and Linda Bard by warranty deed of Simon V. Grivois and Jeanne Grivois dated September 2, 1987 and recorded in the Kennebec County Registry of Deeds on September 4, 1987.

Said premises are FURTHER SUBJECT TO the following:

- 1) Easement to the Waterville Sewerage District dated August 28, 1962 and recorded in the Kennebec County Registry of Deeds in Book 1276, Page 486.
- 2) Easement to Central Maine Power Company and New England Tel. & Tel. Co. dated April 23, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3171, Page 350.
- 3) Easement deed from Steven Bard and Linda Bard to Kenneth L. Sparkes and Lynn K. Sparkes dated September 27, 1990 and recorded in the Kennebec County Registry of

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Deeds in Book 3810, Page 126, conveying a ten foot wide easement which crosses the premises to install and maintain a storm water drainage system. Reference is also made to a second easement deed between the parties dated November 30, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3844, Page 166

4) Road Maintenance Agreement by and between Steven Bard, Linda Bard, Kenneth Sparkes and Lynn Sparkes for maintenance and snowplowing of Rideout Street dated June 16, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3566, Page 89, which Agreement is to inure to the benefit of and be binding upon the heirs and assigns of all parties thereto.

WITNESS our hands and seals this twenty-fourth day of July, 1991.

Allan Rancourt  
WITNESS  
Allan Rancourt

Steven Bard  
STEVEN BARD

Allan Rancourt  
WITNESS  
Allan Rancourt

Linda Bard  
LINDA BARD

THE STATE OF MAINE  
Kennebec, ss.

July 24, 1991

Then personally appeared the above named STEVEN BARD and LINDA BARD and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Candace D. Potter  
Notary Public

CANDACE D. POTTER  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JANUARY 4, 1997

SEAL

RECEIVED KENNEBEC SS.

1991 JUL 29 AM 9:00

ATTEST: Harold Charles Wilson  
REGISTER OF DEEDS